

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

July 9, 2002

Mr. Jacob J. Kaufman
Senior Vice President
Belgravia Group Ltd.
833 North Orleans Street
Chicago, IL 60610

RE: Request for minor changes to Residential Planned
Development No. 564 (859 West Erie Street)

Dear Mr. Kaufman:

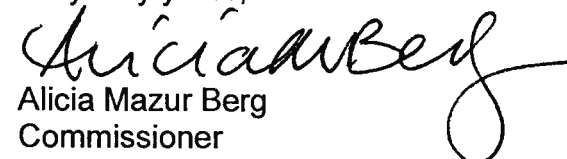
Please be advised that your request for minor changes to Residential Planned Development No. 564 on behalf of 859 West Erie L.L.C., has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.13 of the Planned Development.

Specifically, you requested that the "Bulk Regulations and Data Table" be modified to reflect a reduction in both the maximum number of dwelling units allowed for the planned development from 120 dwelling units to 84 dwelling units, and to reflect a reduction in the minimum number of off-street parking spaces required for the planned development from 148 spaces to 102 spaces. Please note that these revisions are reflective of the Administrative Relief granted on May 6, 2002, which approved the substitution of the approved Site and Landscape Plan and Building Elevations with revised exhibits for the proposed midrise building.

The Department is in receipt of letters of support from the Erie Pointe Condominium Association, the Neighbors of River West and the Department of Transportation.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes, but no other changes to this planned development. The Revised Bulk Regulations and Data Table dated March 25, 2002, is made part of this approval.

Very truly yours,


Alicia Mazur Berg
Commissioner





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
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May 6, 2002

Mr. Jacob J. Kaufman
Senior Vice President
Belgravia Group Ltd.
833 North Orleans Street
Chicago, IL 60610

RE: Request for minor changes to Residential Planned
Development No. 564 (856 West Erie Street)

Dear Mr. Kaufman:

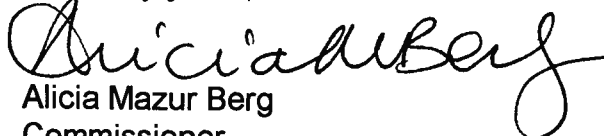
Please be advised that your request for minor changes to Residential Planned Development No. 564 on behalf of 859 West Erie L.L.C., has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.13 of the Planned Development.

Specifically, you requested that the approved Site and Landscape Plan and Building Elevations be replaced with the revised exhibits dated April 30, 2002, prepared by Pappageorge Haymes Ltd. You further indicated that the number of units in the building would be reduced from 90 to 54, the number of floors would be reduced from 17 to 7 and the height of the building would be reduced from 178 feet to 79'10".

The Department is in receipt of letters of support from the Erie Pointe Condominium Association, the Neighbors of River West and the Department of Transportation.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes, but no other changes to this planned development. The Revised Site, Landscape Plan and Building Elevations dated April 30, 2002, are made part of this approval.

Very truly yours,


Alicia Mazur Berg
Commissioner

CC: Jack Swenson , Ed Kus , Philip Levin, Michael Marmo



Modification To Residential Planned Development No.564 **Bulk Regulations Data Table**

Address: 853 - 931 West Erie Street Chicago Illinois

Project Name: The Apex

Applicant: 909 W. Erie LLC.

Date: January 4, 2002

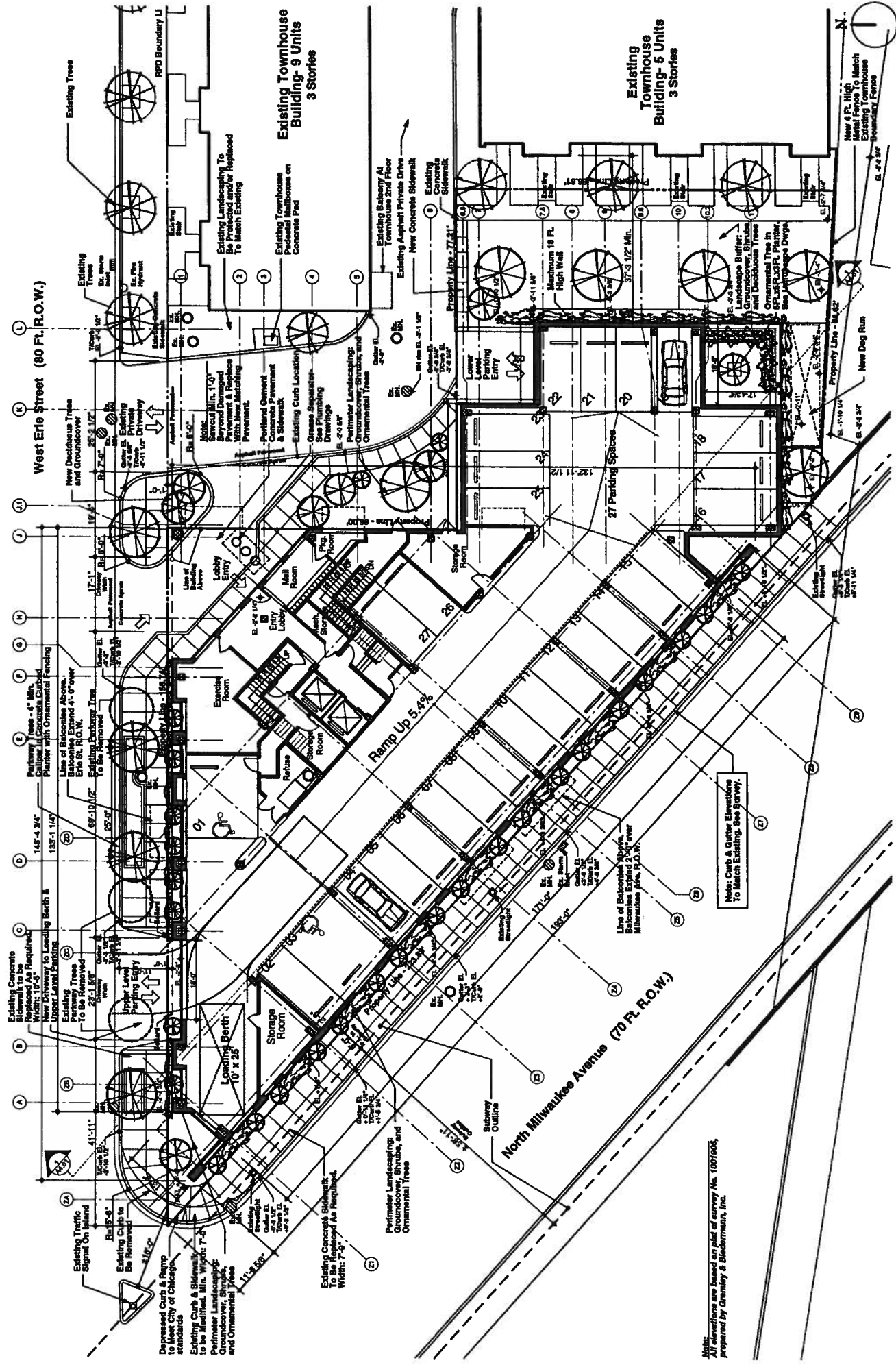
Existing Zoning RPD564 approved September 12,1994

	Square Feet	Acres
Gross site area	51,628.75	1.19
Net site area	51,427.30	1.18
Area remaining in public right of way	201.40	0.01
	Max. F.A.R.	Max. Allowed Square Feet
Existing Townhouses	0.76	36,169.20
P.D. Tower	2.72	139,797.80
Total F.A.R. :	3.48	178,967.00

Proposed Midrise Project F.A.R. Square Feet: **±65,025**
 In conformance with Maximum allowed F.A.R.

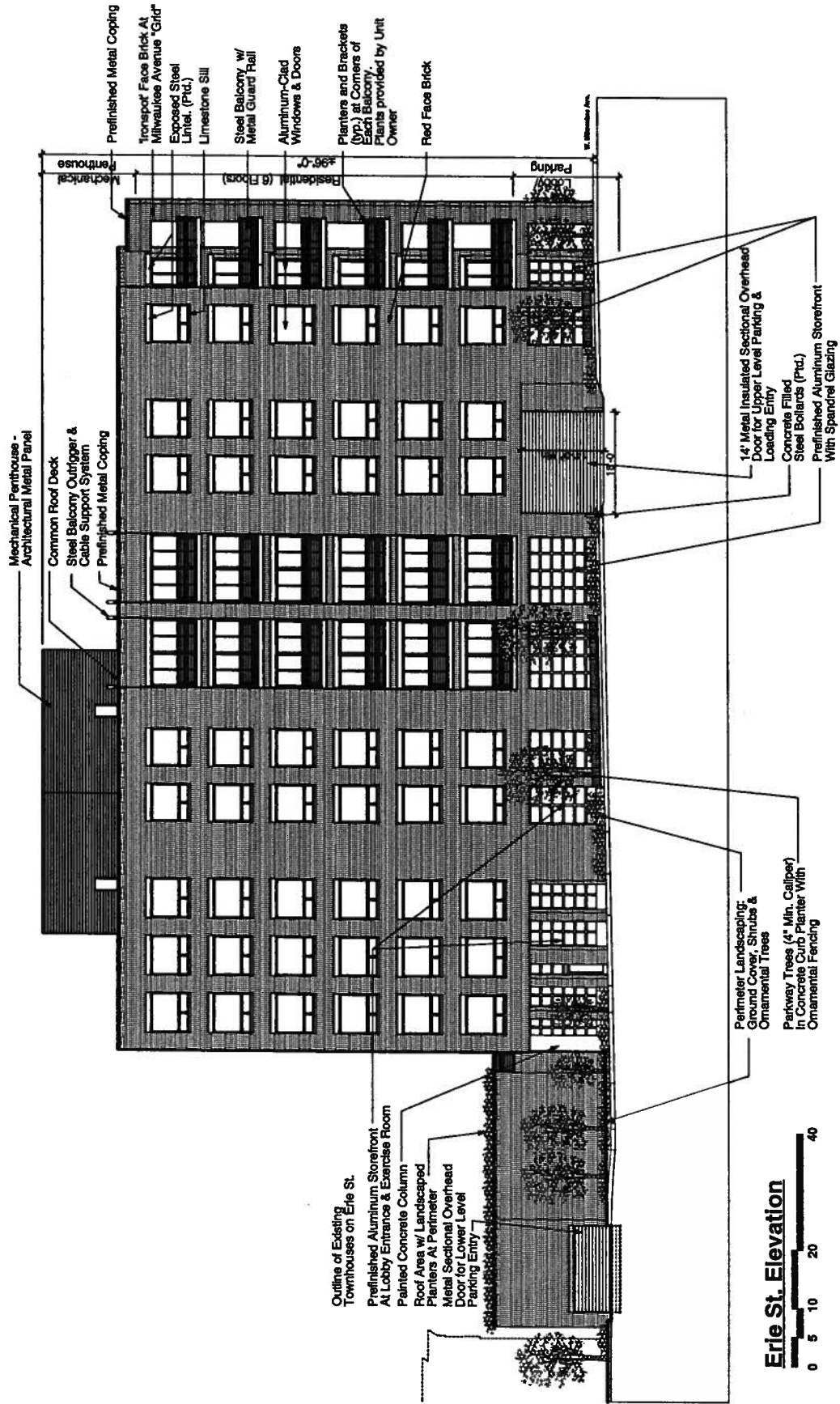
	RPD 1994	RPD 2001	RPD 2002
Tower or Midrise F.A.R. Square Feet:	139,798	129,000	±65,025
Existing Townhouse Units	30	30	30
Tower or Midrise Units	90	75	54
Total RPD Units	120	105	84
Existing Townhouse Parking Spaces	45	45	45
Tower or Midrise Parking Spaces	103	75	60
Total RPD Parking Spaces	148	120	105
Tower or Midrise Parking / Dwelling Unit Ratio	1.14	1.00	1.11
(The proposed midrise includes 2 required HCP. accessible parking spaces)			
Off-street loading berths	1	1	1
Number of Floors	17	14	7
(From Erie Street to top residential floor)			
Height	178'-4"	±160'-0"	±100'-0"
(From grade at Erie Street to top of mechanical penthouse)			
Height	-	-	79'-10"
(From grade* to top of Roof)			
Percent of site coverage	Per Plan	Per SPlan	Per Plan
Required building setback	Per Plan	Per Plan	Per Plan

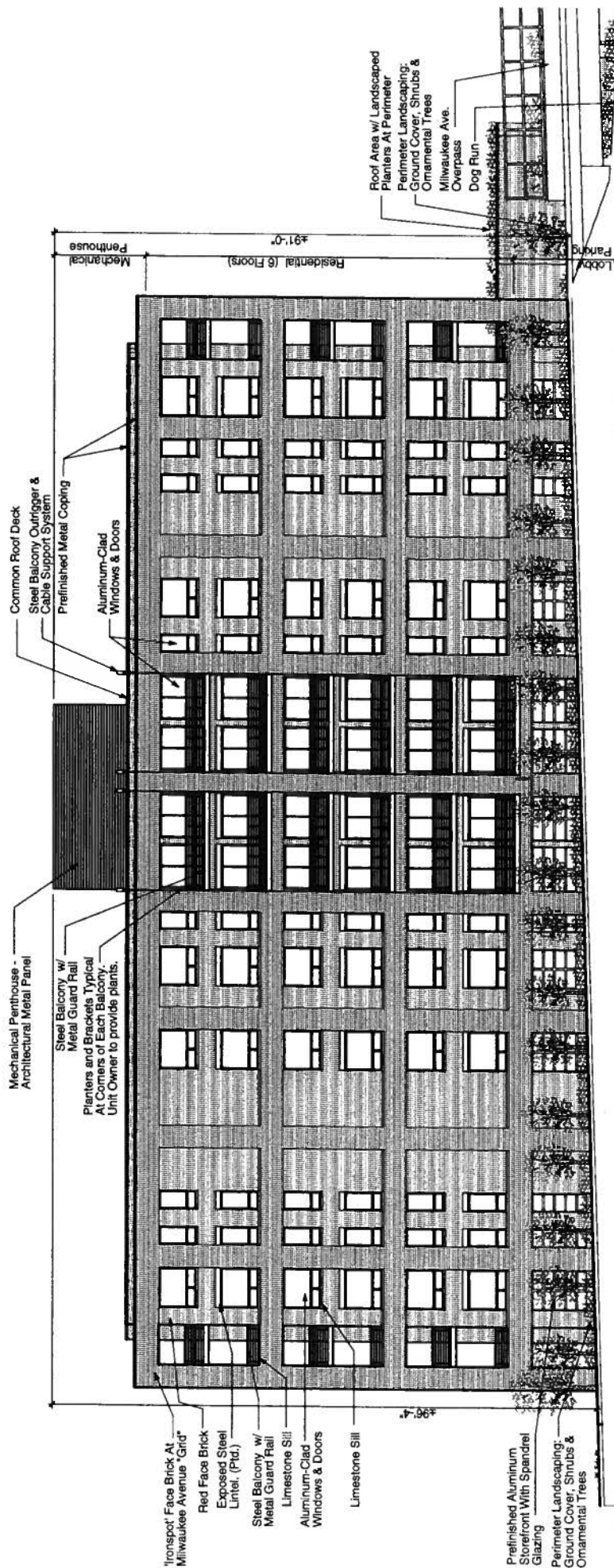
*established by Department of Fire Prevention 15.63CCD



First Floor Plan

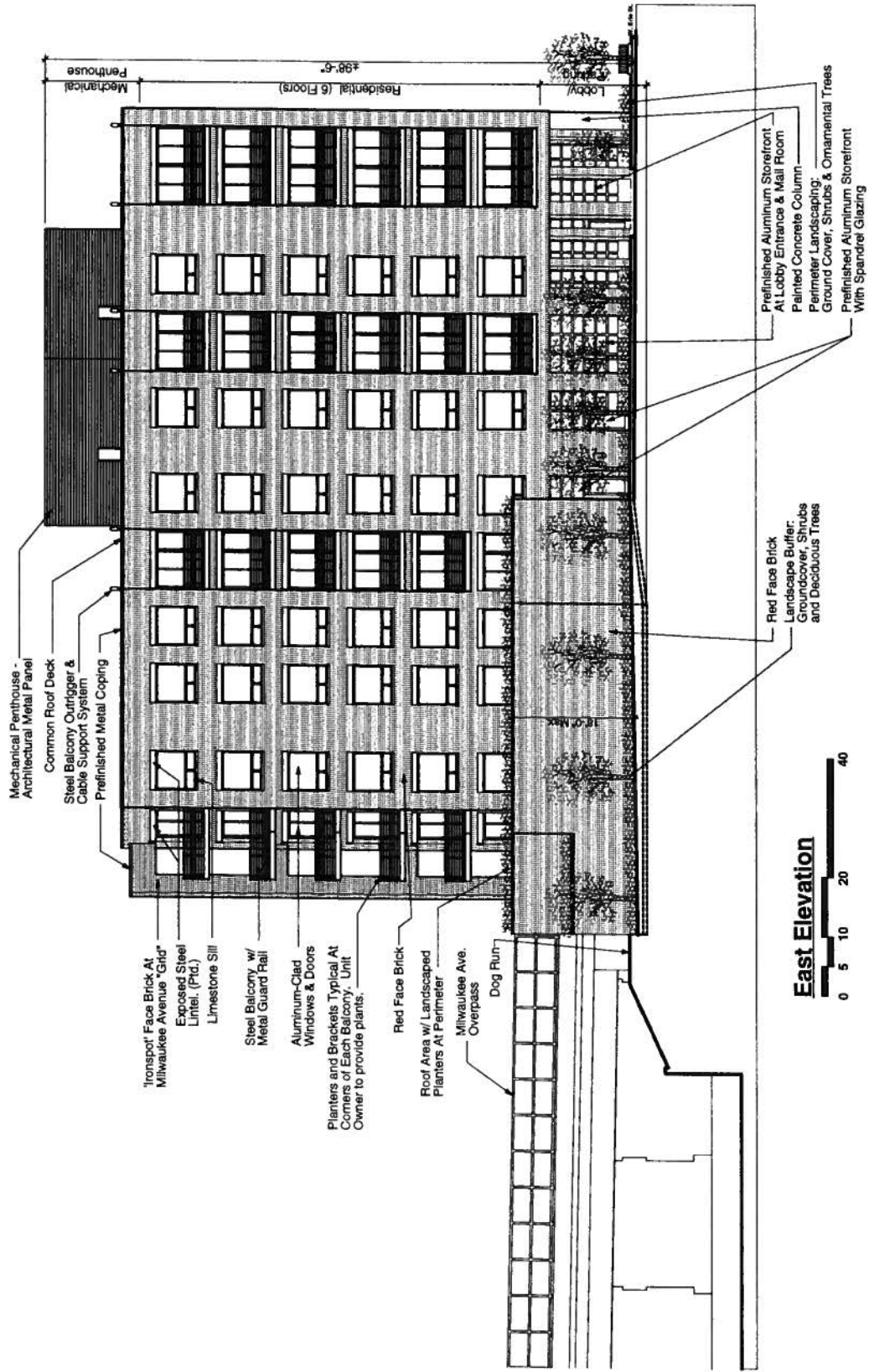
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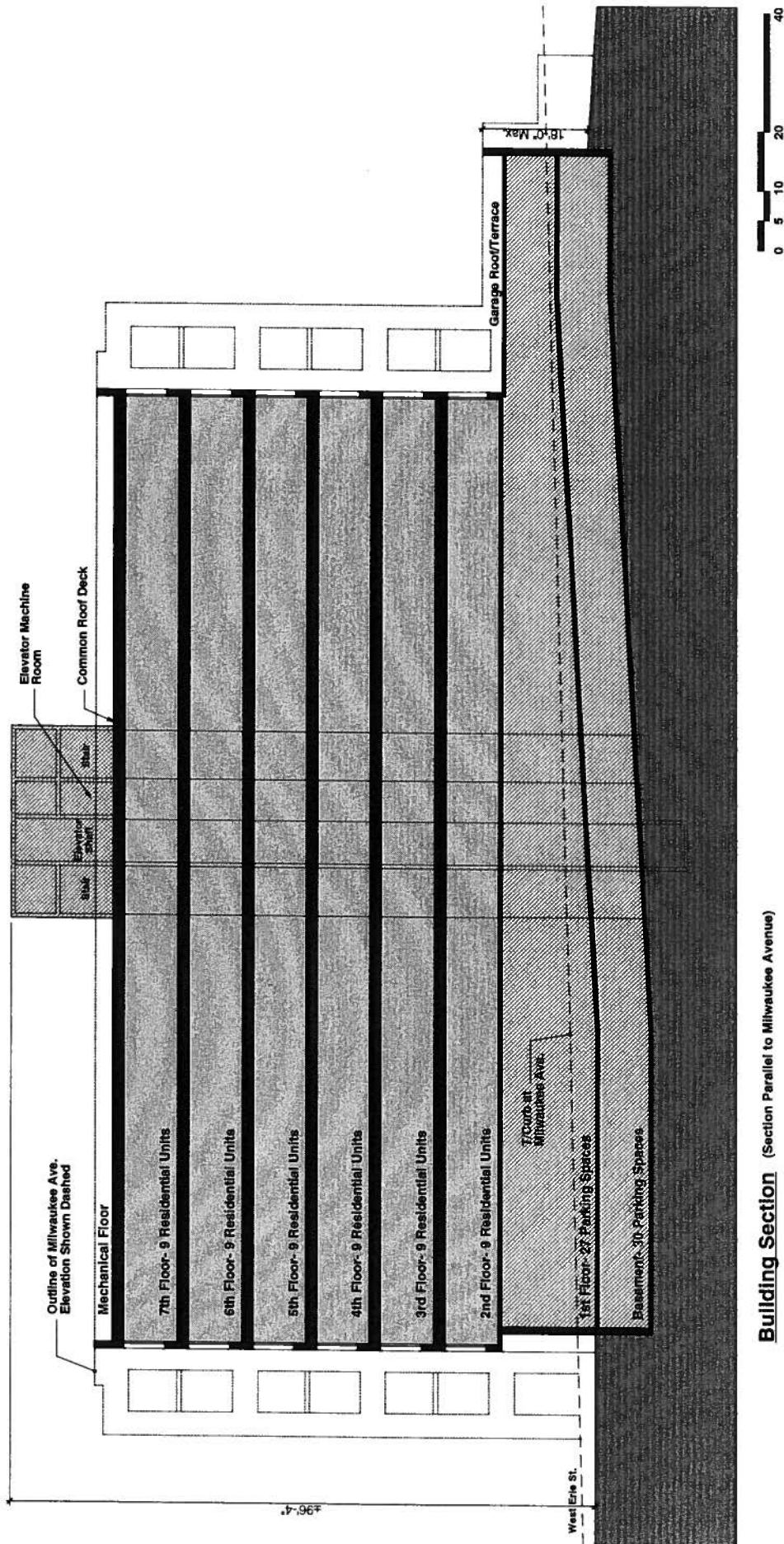
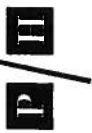




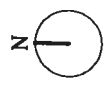
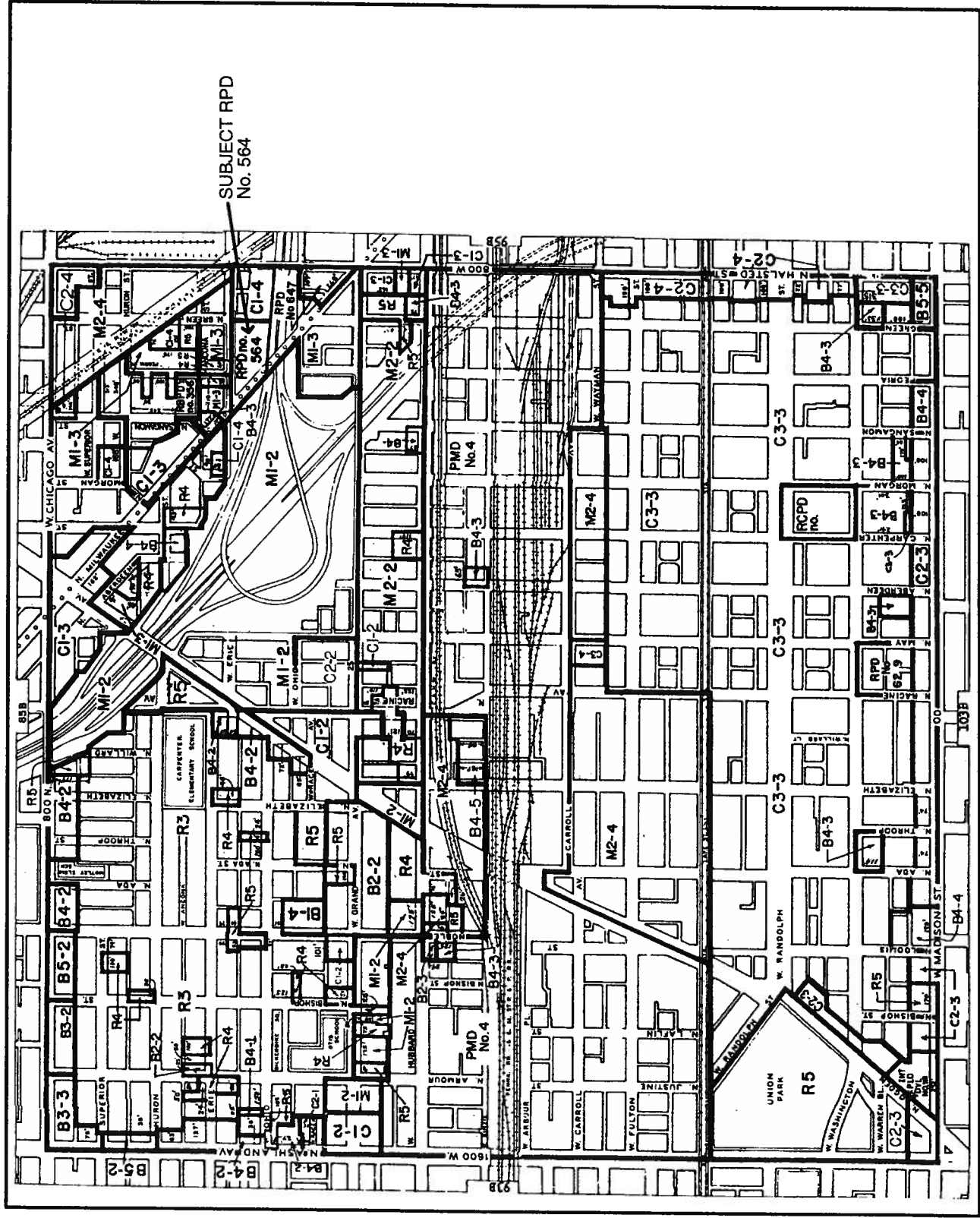
Milwaukee Ave. Elevation



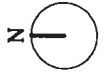
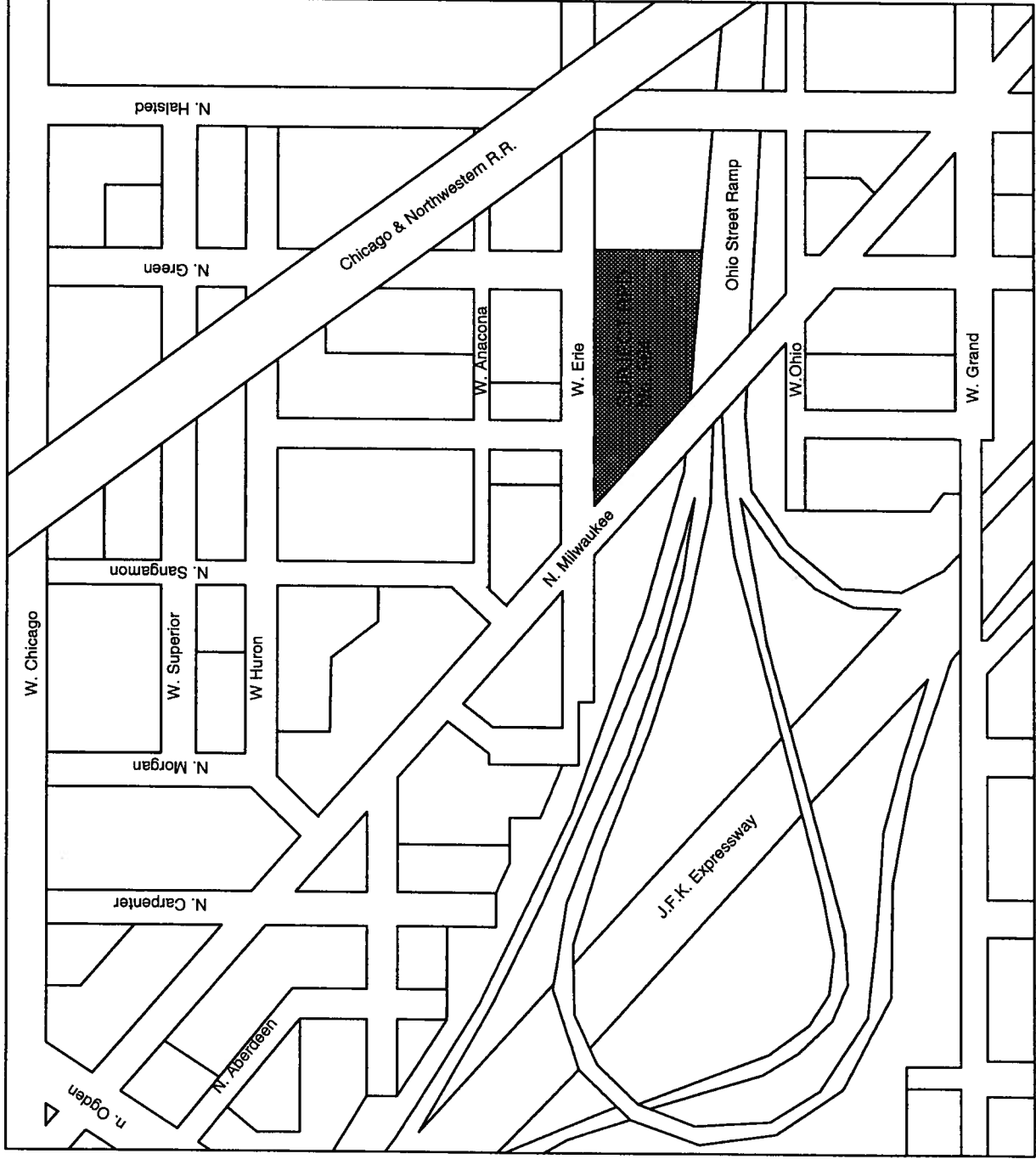


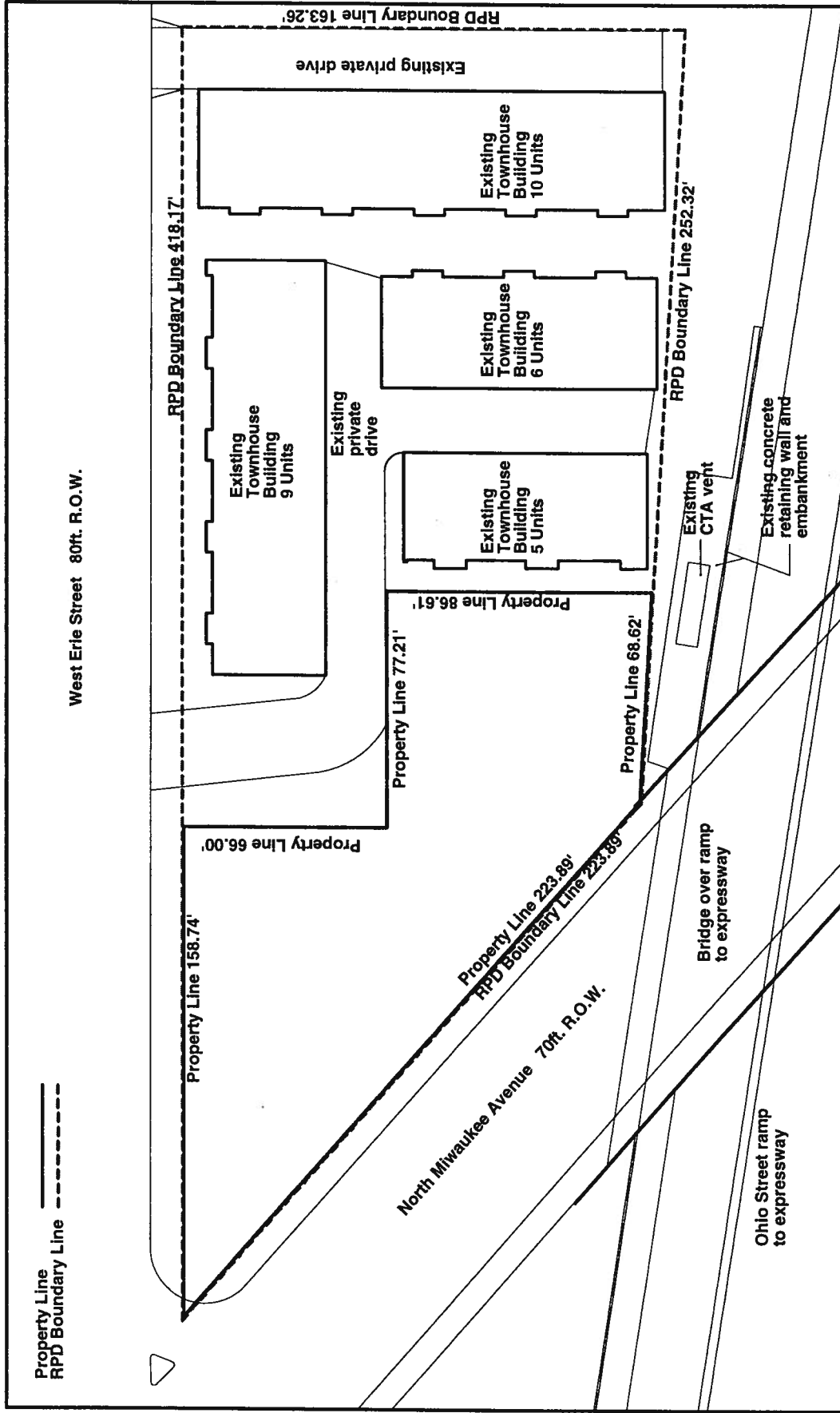


Building Section (Section Parallel to Milwaukee Avenue)

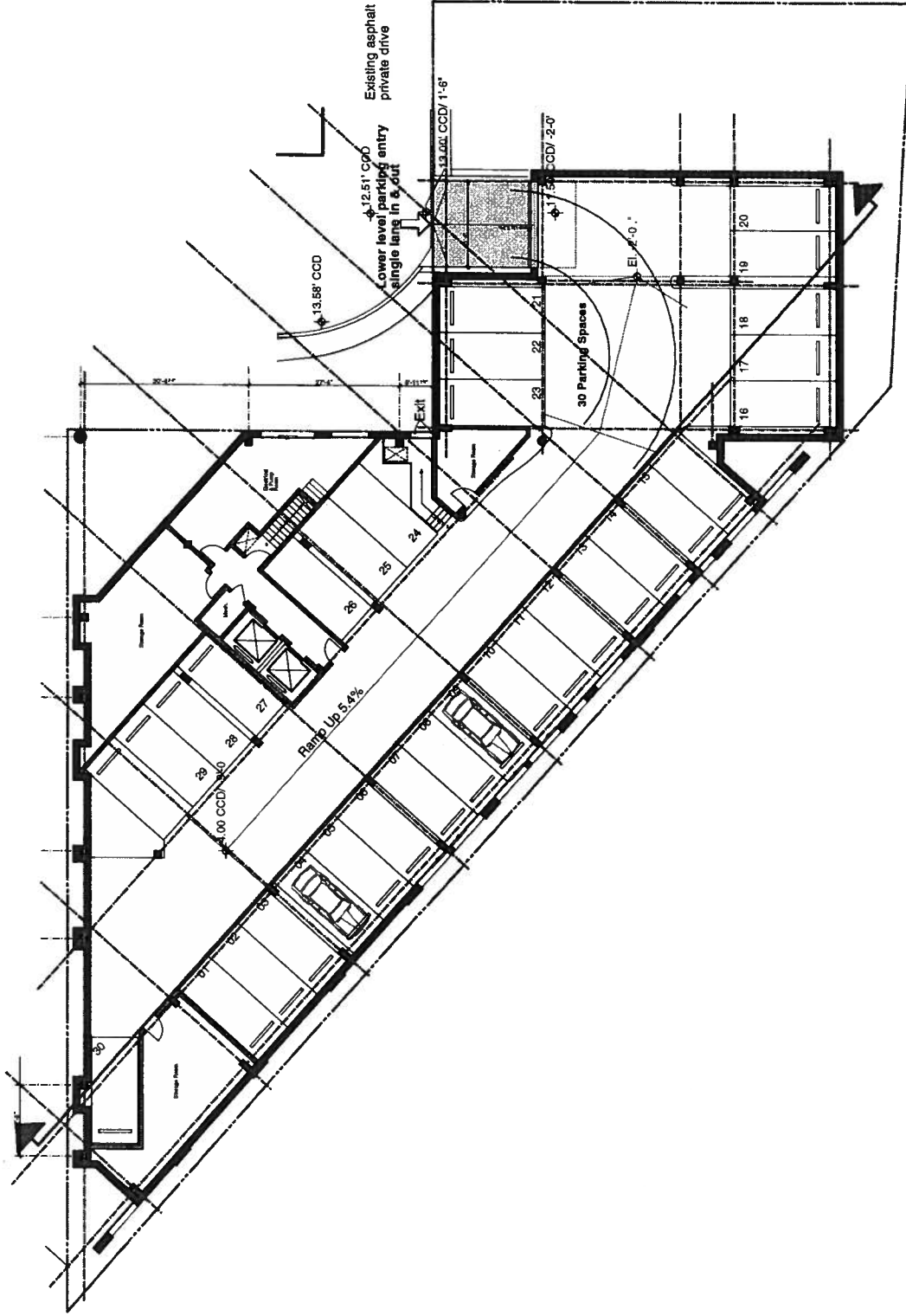


Existing Zoning Map





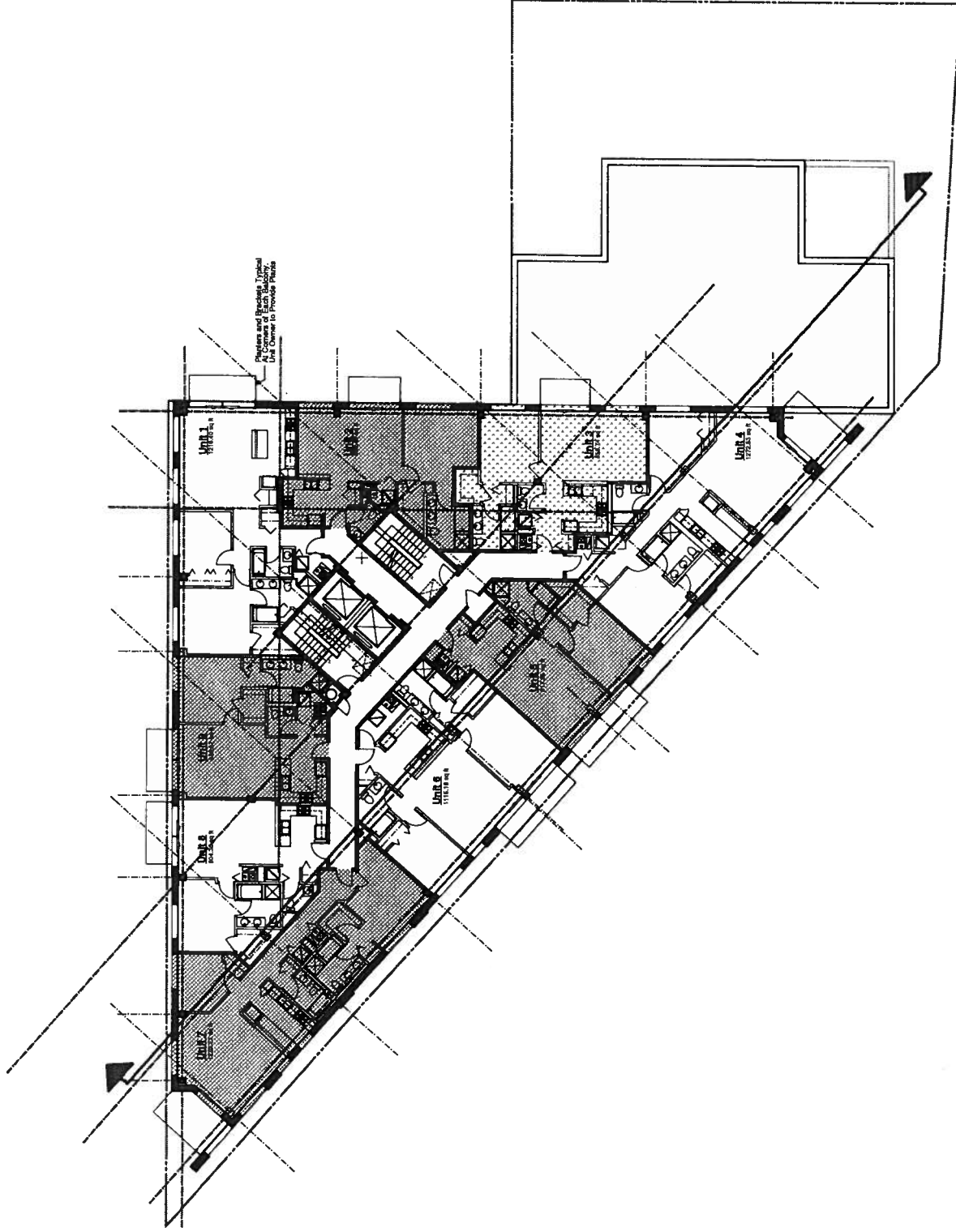
Scale: None



Basement Floor Plan

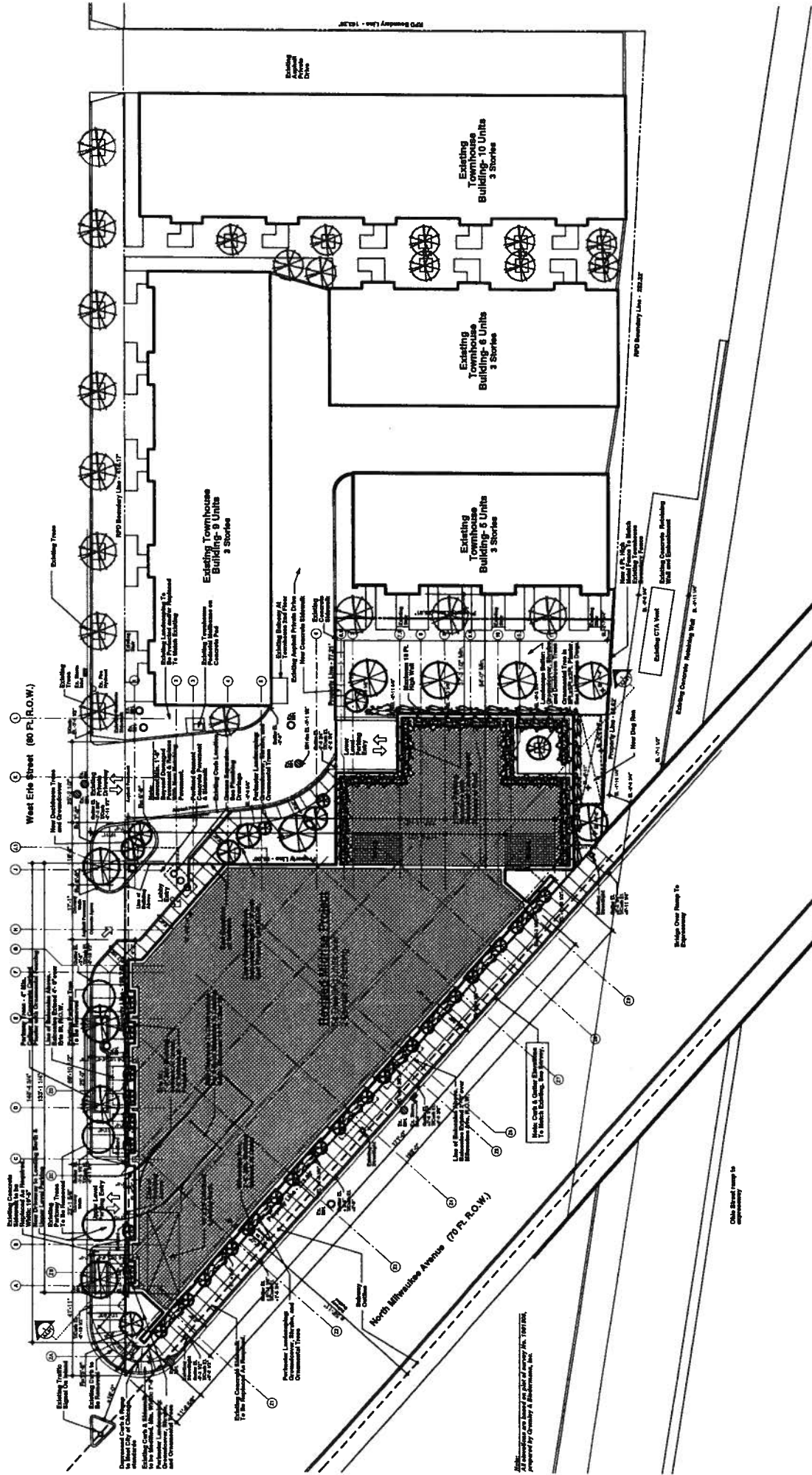
Modification To Residential Planned Development No. 564
Address: 859 West Erie Street Applicant: 859 West Erie LLC. Date: 03.25.02

P / H PAPPAGEORGE/HAYMES Ltd.
ARCHITECTS



Scale: 1" = 30'-0"

Typical Floor Plan



PRELIMINARY PLANT PALETTE - 839 W. ERIE

Botanical name	Common name	Size	Notes
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PARKWAY AND SHADE TREES

Acer rubrum 'October Glory'	October Glory Red Maple	4" cal.	B4B
Tilia cordata 'Glenleven'	Glenleven Linden	4" cal.	B4B

ORNAMENTAL TREES

Viburnum prunifolium	Blackhaw Viburnum, Tree Form	8'-10' ht.	B4B clump
Malus x 'Prairie Fire'	Prairie Fire Crabapple	8'-10' ht.	B4B
Amelanchier canadensis	Shadblow Serviceberry	8'-10' ht.	B4B
Magnolia stellata 'Royal Star'	Royal Star Magnolia	6'-8' ht.	B4B

SHRUBS

Taxus x media 'Densiformis'	Densiform Yew	24" ht.	B4B
Taxus x media 'Tauntonii'	Taunton Anglo-Japanese Yew	18" ht.	B4B
Ribes alpinum	Alpine Currant	24" ht.	B4B
Rhododendron	Rhododendron/Azalea varieties	36" ht.	B4B

PERENNIALS

Hemerocallis 'Stella de Oro'	Yellow Daylily	1 GAL.	12" o.c.
Hosta varieties	Hosta	1 GAL.	

GROUNDCOVERS

Vinca minor	Periwinkle	4" pots.	12" o.c.
Juniperus horizontalis	Evergreen trailing groundcover	1 GAL.	24" O.C.
Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	4" pots	12" o.c.

PLANTER BOX MATERIALS

French Geranium	Trailing variety of geranium	Material spacing varies depending on plant selection and combination. Tight spacing recommended.
Clematis Species	Pink, purple, white blooming vine	
Carpet Rose	Trailing, low growing rose	
Annual Vinca	Trailing, variegated green/white leaves	
Annual Sweet Potato	Intense green or purple leaves; trailing vine	
Petunia - Pink Wave or Purple Wave	Trailing petunia	
Annual Fountain Grass		
Creeping Phlox		
Morning Glory - Heavenly Blue		
Ornamental Cabbage	Cabbage-like; various colors and	

NOTE: THIS PLANT PALETTE IS SUBJECT TO ADJUSTMENT AS THE PROJECT PROCESSES INTO FINAL DESIGN PHASES. PLANTS MAY BE ADDED OR DELETED FROM THIS LIST TO ACCOMMODATE ADJUSTMENTS TO THE PLANS.



City of Chicago
Richard M. Daley, Mayor

**Department of Planning
and Development**

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

May 21, 2001

Mr. John J. George
Attorney at Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603

**RE: Request for minor changes to Residential Planned Development No.
564 (853-931 West Erie Street)**

Dear Mr. George:

Please be advised that your request for minor changes to Residential Planned Development No. 564 on behalf of 909 West Erie L.L.C., has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Specifically, you requested that the approved Site and Landscape Plan and Building Elevations be replaced with the revised exhibits dated May 21, 2001, prepared by Pappageorge Haymes Ltd. You further indicated that the total number of units in the building would be reduced from 90 to 75, the number of floors would be reduced from 17 to 14 and the height of the building would be reduced from 178 feet to 160 feet. The Department is in receipt of letters of support from the Erie Pointe Condominium Association, the Neighbors of River West and the Department of Transportation.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes, but no other changes to this planned development. The Revised Site and Landscape Plan and Building Elevations dated May 21, 2001, are made part of this approval.

Very truly yours,

Alicia Mazur Berg
Commissioner

CC: Jack Swenson , Paul Woznicki , Philip Levin, Michael Marmo



11258

SECTION 2. That Title 17 of the Municipal Code of Chicago, is hereby amended in Section 8.11-1 by adding the language in italics, as follows:

- (10) Furniture and Appliance Stores, Motor Vehicle Sales, Wholesale Stores, Household Equipment or Furniture Repair Shops, *Upholstering Shops*, or Machinery Sales. One parking space shall be provided for each 600 square feet of floor area in excess of 4,000 square feet.

SECTION 3. This ordinance shall be in full force and effect from and after its due passage and publication.

**CHICAGO ZONING ORDINANCE AMENDED TO
RECLASSIFY PARTICULAR AREAS.**

On motion of Alderman Banks, the Council took up for consideration the reports of the Committee on Zoning, deferred and published in the Journal of Proceedings of November 2, 1994, pages 58843 through 58886, recommending that the City Council pass said proposed ordinances which amend the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Haithcock, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Olivo, Burke, Coleman, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Schulter, Moore -- 40.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

11258

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

~~Reclassification Of Area Shown On Map Number 1-G.~~

~~Be It Ordained by the City Council of the City of Chicago:~~

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-4 Restricted Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by:~~

~~West Erie Street on the north; the west line of North Green Street (vacated) on the east; a point 163.26 feet south of West Erie Street; a point 252.32 feet west of said point; and a line running 223.89 feet along the north line of North Milwaukee Avenue on the west,~~

~~to those of an R6 General Residence District and a corresponding use district is hereby established in the area above described.~~

~~SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols and indications as shown on Map No. 1-G in the above described area to a Residential Planned Development, which is hereby established in the area above described subject to such use and bulk regulations as are set forth in the Planned Development attached hereto and made a part hereof, and to no others.~~

~~SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.~~

~~Planned Development Statement referred to in this ordinance reads as follows:~~

Residential Planned Development. # 564

Plan Of Development -- Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately 51,628 square feet (1.185 acres) of property which is depicted on the

attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Chicago Capital Consultants, Inc..

2. All applicable official reviews, approvals or permits associated with this Planned Development are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time of applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the owners of the Property, any ground lessors or any condominium association or homeowners association which is formed to succeed the Applicant.

Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of fourteen (14) statements; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land-Use Map; an Existing Land Use Map; a Bulk Regulations and Data Table; Site/Landscape Plan ("Site/Landscape Plan") and Building Elevations (the "Elevations") prepared by Ricchio & Ricchio, dated September 12, 1994. Full-size sets of the Site/Landscape Plan and Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the Planned Development subject to the restrictions in this Plan of Development:

Single-family attached dwelling units ("Townhomes"), multi-family dwelling units (the "Tower") and business uses permitted in B-3 General Retail Districts, located only below the third floor of the Tower and including accessory off-street parking and other accessory uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved area. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of 18 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation's Bureau of Traffic Engineering and Operations and the Department of Planning and Development.

9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Plan of Development, the height of the improvements and any appurtenance attached thereto also shall be subject to:
 - (a) Height limitations as certified and approved by the Federal Aviation Administration; and
 - (b) Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
10. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and associated guidelines and regulations.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant after a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate, consistent with the nature of the improvements contemplated by this Planned Development Ordinance and will not result in any increase in the maximum floor area ratio for the total net site area or the maximum number of dwelling units established by the Planned Development Ordinance. Any such modification

be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance; provided, however, that such minor changes may include a reduction in periphery setbacks or an increase in the maximum percent of land covered, the provisions of Sections 11.11-3(c)(4) and (5) notwithstanding.

14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within ten years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning for the property shall automatically revert to an R6 General Residence District.

[Existing Zoning Map, Planned Development Boundary and Property Line Map, Generalized Land-Use Map, Existing Land-Use Map, Site/Landscape Plan and Building Elevations referred to in these Plan of Development Statements printed on pages 61117 through 61123 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development.

Plan Of Development

Bulk Regulations And Data Table.

General Description of Land Use -- See Statement Number 6.

Maximum Permitted Floor Area Ratio: 3.48.

Gross Site Area:	51,628.75 square feet.
Net Site Area:	51,427.3 square feet.
Area Remaining in Public Right-of-Way:	201.4 square feet.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan.
Maximum Building Height:	In substantial conformance with the Elevations.
Maximum Number of Dwelling Units:	120 Units.
Minimum Number of Off-Street Parking Spaces:	Townhouse: 1.5 spaces per dwelling unit.
Tower Building:	103 Spaces.
Minimum Number of Off-Street Loading Berths:	1 Berth.
Minimum Setbacks:	In substantial conformance with the Site Plan.

Reclassification Of Area Shown On Map Number 1-H.

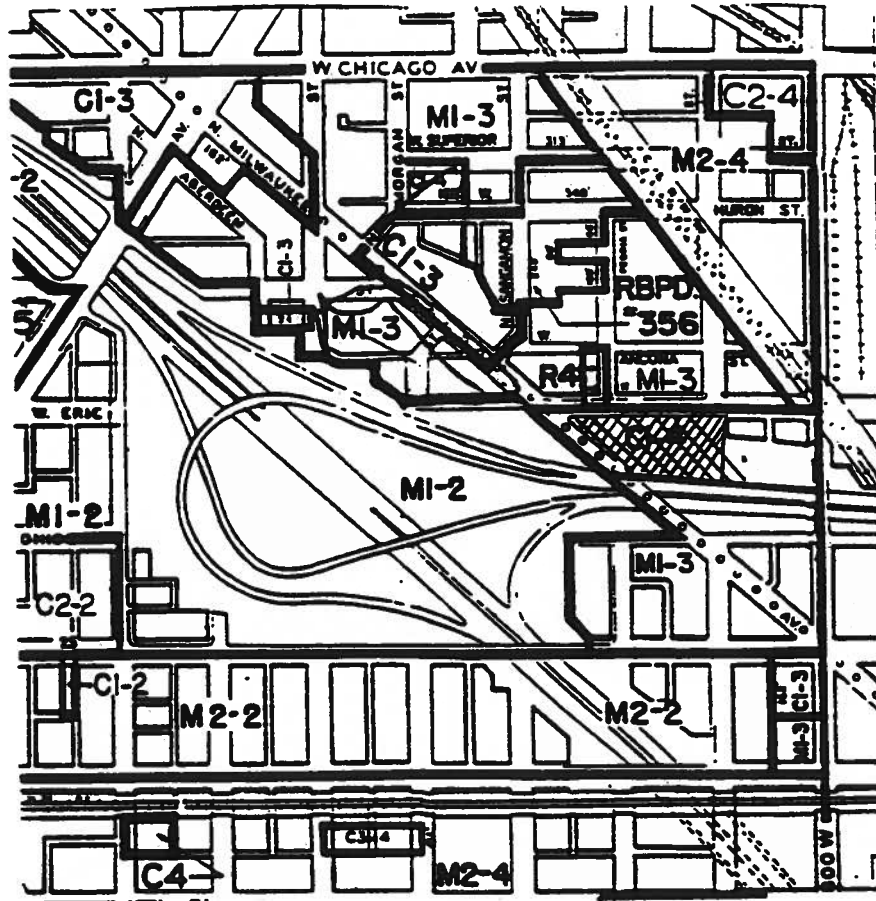
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 1-H in the area bounded by:

West Erie Street; North Paulina Street; the public alley next south of and parallel to West Erie Street; and a line 26.06 feet west of and parallel to North Paulina Street,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

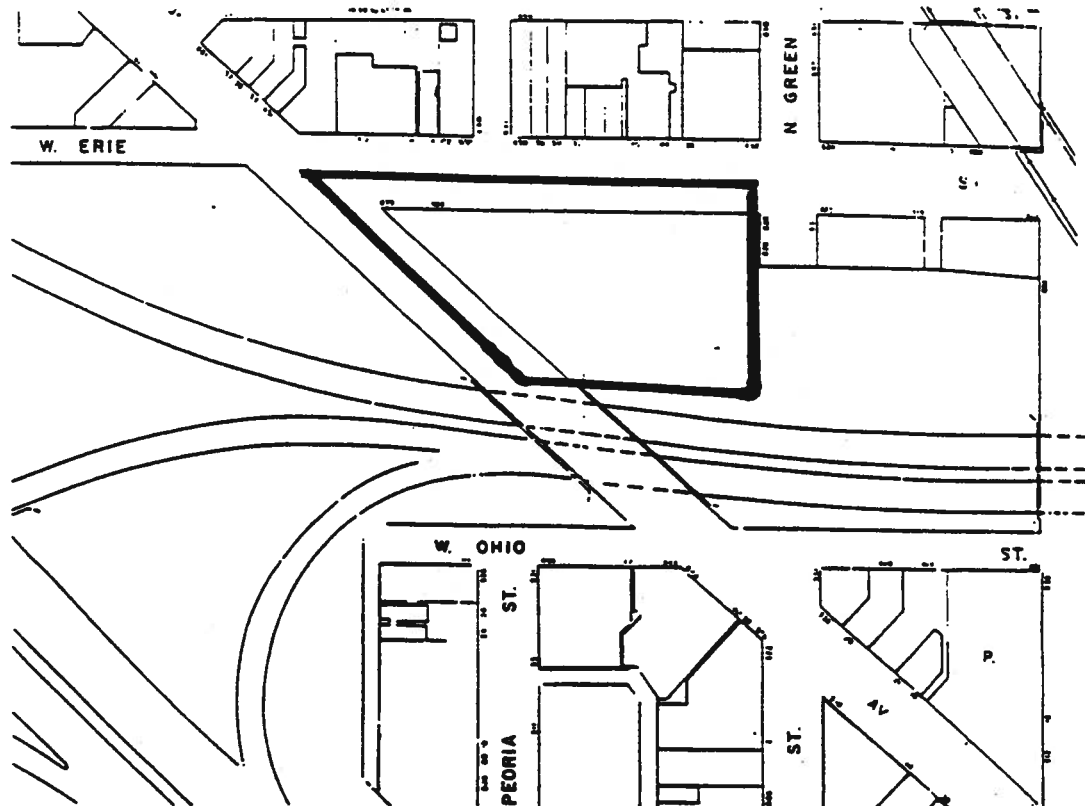
Existing Zoning Map.



Legend
 XXXXXX Subject Property
 ——— Zoning Boundaries

Applicant: Chicago Capital Consultants, Inc.
 Address: 845 West Erie Street, Chicago, Illinois
 Date: As Amended September 12, 1994

Planned Development Boundary And
Property Line Map.

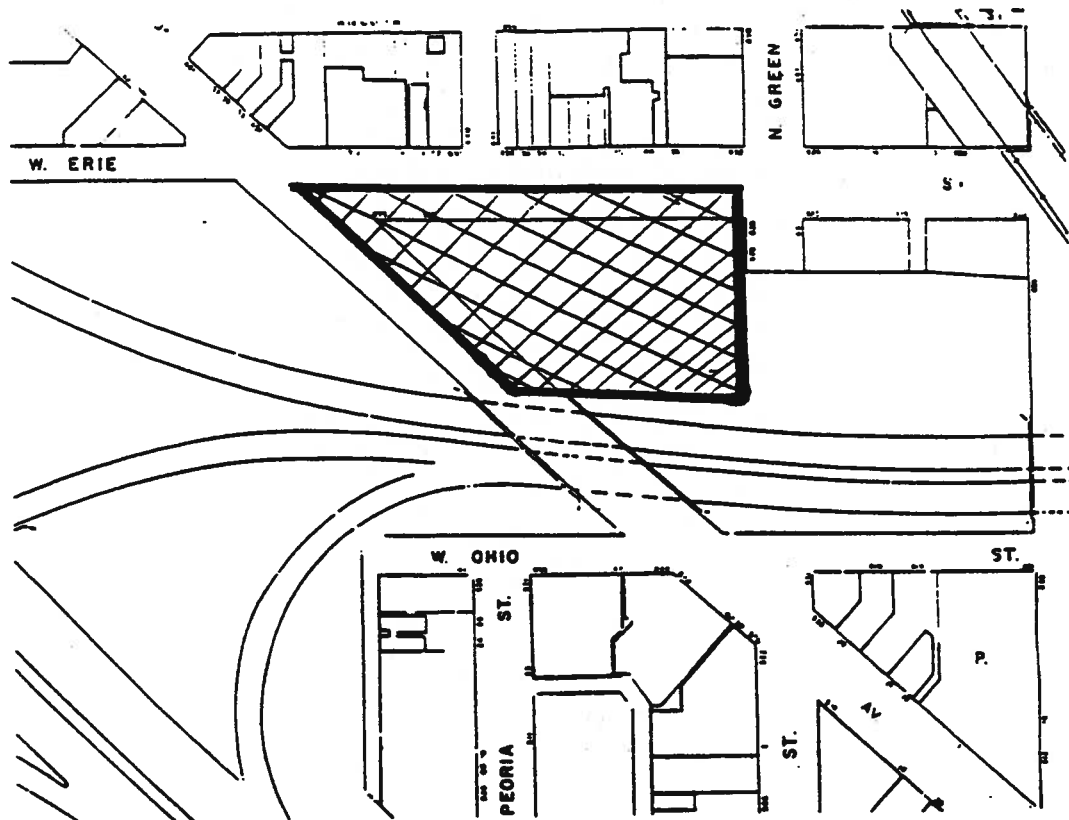


Legend

Planned Development Boundary

Applicant: Chicago Capital Consultants, Inc.
Address: 845 West Erie Street, Chicago, Illinois
Date: As Amended September 12, 1994

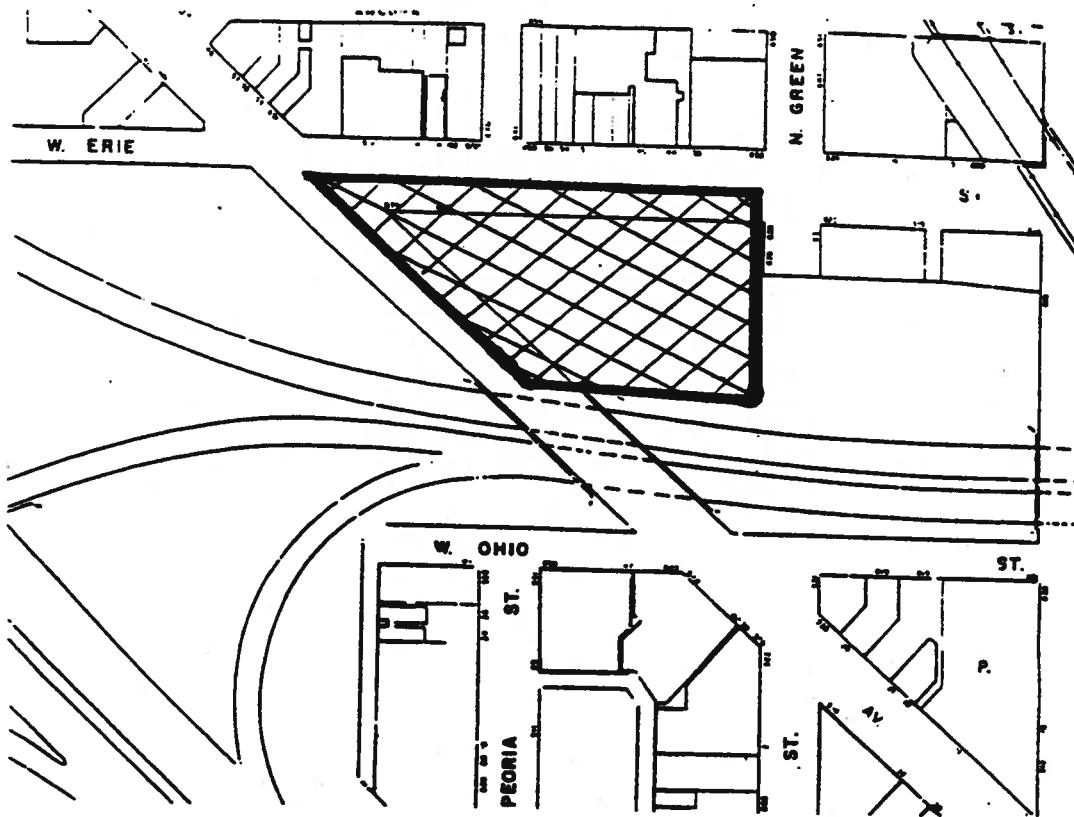
Generalized Land Use Map.

Legend

XXXXXX 29 Townhomes and 104 Unit Multi-Family Building
Planned Development Boundary

Applicant: Chicago Capital Consultants, Inc.
Address: 845 West Erie Street, Chicago, Illinois
Date: As Amended September 12, 1994

Existing Land Use Map.

Legend

XXXXXX Vacant Property

-----Planned Development Boundary

Applicant: Chicago Capital Consultants, Inc.
Address: 845 West Erie Street, Chicago, Illinois
Date: As Amended September 12, 1994

11/10/94

UNFINISHED BUSINESS

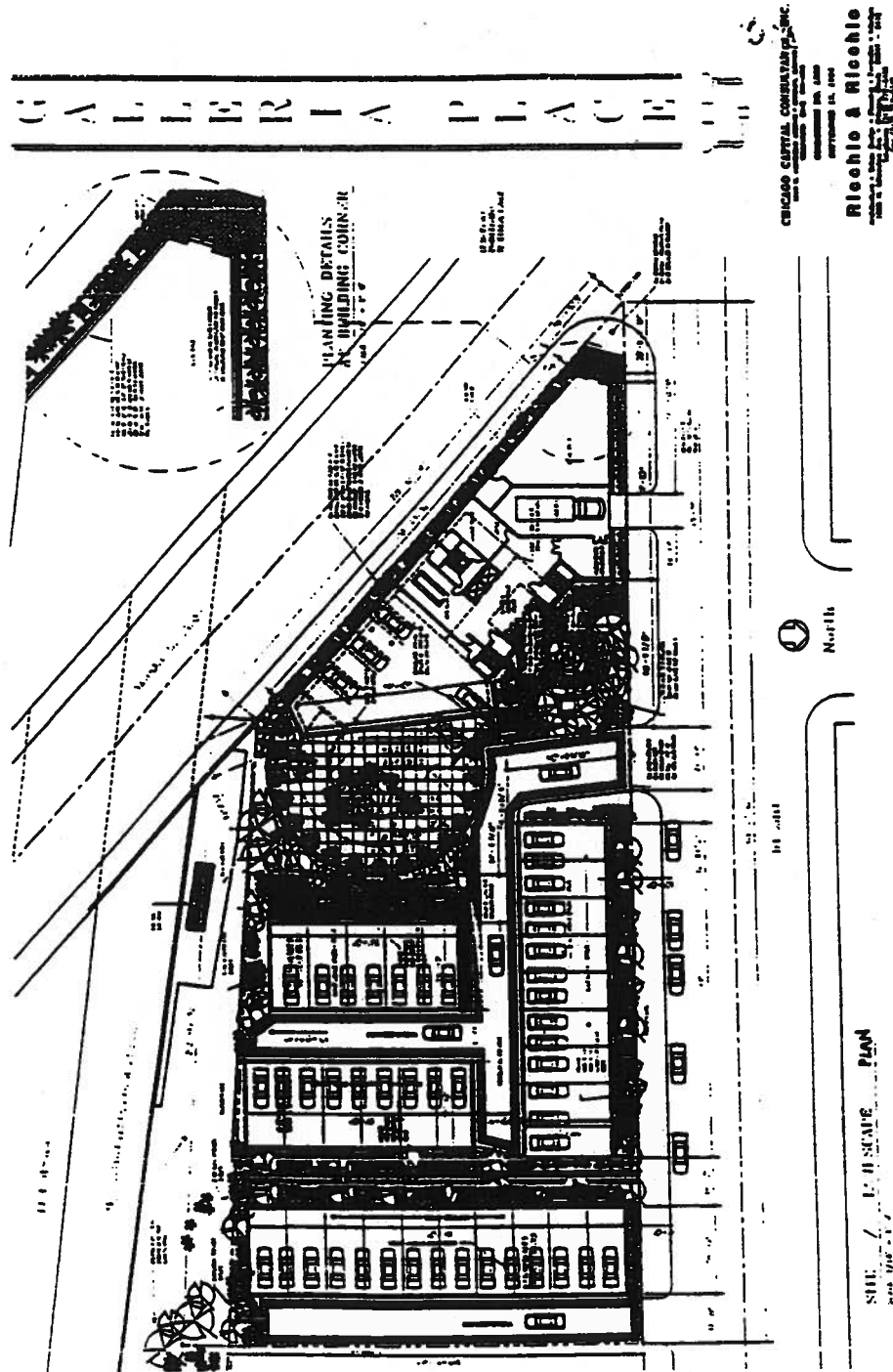
61121

Site/Landscape Plan.

Applicant: Chicago Capital Consultants, Inc.
Address: 845 West Erie Street, Chicago, Illinois
Date: As Amended September 12, 1994

13

VPK 001/1894 VI 0912-94



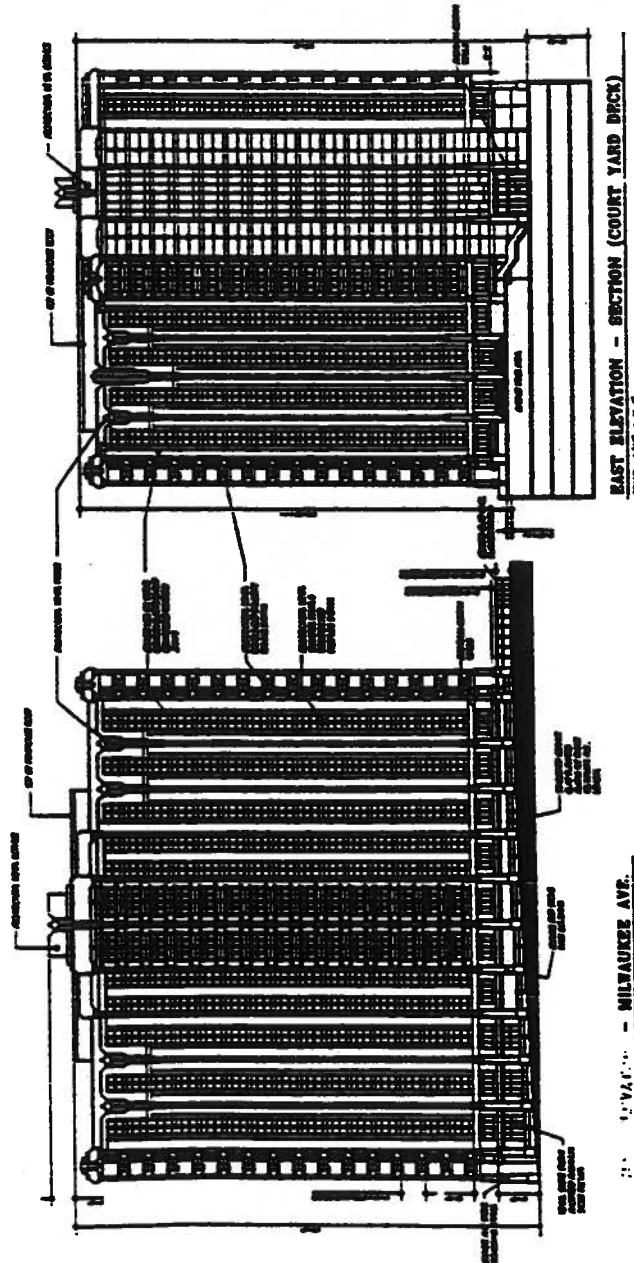
Building Elevations.
(Page 1 of 2)

GALLERIA PLACE



CHICAGO CAPITAL CONSULTANTS, INC.
1100 N. LAKE STREET, SUITE 1000
CHICAGO, ILLINOIS 60610
TELEPHONE (312) 467-1000
FAX (312) 467-1001

Nicchio & Nicchio
1100 N. LAKE STREET, SUITE 1000
CHICAGO, ILLINOIS 60610
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Building Elevations

Applicant: Chicago Capital Consultants, Inc.
Address: 845 West Erie Street, Chicago, Illinois
Date: As Amended September 12, 1994

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(Page 2 of 2)

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